

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

December 2015

DEPARTMENT UPDATES

Department staff met with a prospective business owner to discuss opening a gourmet doughnut shop in Mystic.

Staff met with the developers of Central Hall to discuss construction methods. The owners have been working with the DEEP to revise their Certificate of Permission and expect to begin driving piles this winter.

Staff met with the new owners of 10 Fort Hill, a property that was recently auctioned by the Town. The owners plan to construct a 19 unit apartment complex on the property.

Groton and Waterford were nominated for a Joint Land Use Study by the SUBASE. On the Groton side of the Thames River, the study will focus on the Crystal Lake Road area. The Department of Defense will cover 90% of the study cost, the remaining 10% is met by in-kind services provided by the town.

Electric Boat was issued a certificate of occupancy for 9 Kings Highway which was converted to office space from a former shopping center. Approximately 700 employees moved into the facility between Christmas and New Years. The department has applied for state funding through the Local Transportation Capital Improvement Program to improve the Kings Highway and Bridge Street intersection in order to improve traffic flow in this area. The project would include realigning and lengthening the Electric Boat driveway entrance.

COMMISSION HIGHLIGHTS

Planning Commission

The Planning Commission approved a 14,000 square foot indoor beach volleyball facility on Gold Star Highway. The owner, Sandbox Sports LLC, purchased this property from the Town at auction and expects to start construction in January.

The Commission approved the conversion of storage space to executive hotel/motel suites on the second floor of the Gabrielle Karate building on Route 1. The small one bedroom units will have their own kitchen and laundry facilities. The owners have reported a large demand for these types of small living units.

ECONOMIC & COMMUNITY DEVELOPMENT

Staff discussed the marketing of the Mystic Education Center with the State Department of Economic and Community Development (DECD). DECD is interested in providing a grant to the town to assist in the marketing.



OPDS Director Jon Reiner takes a test drive

OPDS responded generously to Human Services call for food and bicycle donations. The office donated an overflowing box of food for the holidays and was able to purchase three new bicycles.

Groton was selected for the second round of consideration for a \$200,000 Area-wide Revitalization Planning Grant through the CT Office of Brownfields. If awarded, the funds will be used to target the Poquonnock Bridge Village area.

The office received notice of a successful grant application to install dual head charging stations at the Town Hall Annex and at the Library. The grant will also pay for a portion of the cost for one plug-in electric vehicle.

Land Use Applications	This Month	Calendar Year to Date
Site Plans	3	18
Subdivisions	0	6
Inland Wetland Permits	1	9
Special Permits	0	2
Regulation/Map Amendments	0	2
Variances/Appeals	0	15
Cert. of Appr. of Location	0	1
Coastal Site Plans	1	8
Administrative Site Plans	1	24
Land Use Applications Submitted	6	85

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$197,556
- ◇ With the receipt of a building permit valued at \$5.2 Million, it seems likely that Wal-Mart will be moving forward with the proposed expansion of their existing store located at 150 Gold Star Highway during FYE 2016.
- ◇ Development of 973 North Road as a manufacturing facility for various commodities for the Department of Defense continues as Building #4 is given a C.O. and the building permit for the foundation for Building #3 is issued.
- ◇ The Mystic Indoor Sports Facility, located at 90 Welles Road, continues its upgrades with the addition of a metal building and interior finishes to the clubhouse.

ITEM	RECEIVED IN DECEMBER	CALENDAR 2015 TOTAL
BUILDING PERMITS	59	583
ELECTRICAL PERMITS	27	341
PLUMBING PERMITS	11	151
MECHANICAL PERMITS	26	293
SPRINKLER PERMIT	0	8
MOBILE HOME PERMITS	0	7
ESTIMATED VALUE	6,946,080	
RESIDENTIAL PERMITS ISSUED—NEW	1	18
ESTIMATED VALUE	300,000	2,762,400
RESIDENTIAL ADDITIONS/ALTERATIONS	52	426
NEW COMMERCIAL PERMITS	2	4
COMMERCIAL ADDITIONS	4	55
SIGNS	4	13
POOL PERMITS	0	28
SHED PERMITS	1	34
SINGLE FAMILY/DUPLEX UNITS APPROVED	0	15
TOTAL FEES COLLECTED (less reimbursements)	72,258	
CERTIFICATES OF OCCUPANCY ISSUED	8	86
UNITS CONNECTED TO TOWN SEWER	2	28
HDC CERTIFICATES OF APPROPRIATENESS	6	45
CODE ENFORCEMENT		
SIGN VIOLATIONS	15	470
VEHICLES/WASTE	0	18
OTHER ENFORCEMENT ACTIONS	1	18
PENDING LITIGATION	0	1
CASES RESOLVED	1	17